



Planning & Community Development

## CONDITIONAL USE PERMIT (CUP) CRITERIA

- A. **Purpose:** The purpose of a conditional use permit is to locate a permitted use on a particular property, subject to conditions placed on the permitted use to ensure compatibility with nearby land uses.
- B. **Decision criteria:** A conditional use permit shall be granted by the City, only if the applicant demonstrates that:
1. The conditional use is compatible with the Comprehensive Plan and designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;
  2. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
  3. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
  4. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
  5. The conditional use is not in conflict with the health and safety of the community;
  6. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity;
  7. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
  8. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.